

3Q 2023

# Key Business and Operational Updates

18 October 2023

# Financial Performance

## Financial Highlights

	3Q 2023 (US\$ 'm)	3Q 2022 (US\$ 'm)	% Change	9M 2023 (US\$ 'm)	9M 2022 (US\$ 'm)	% Change
Gross Revenue	38.4	37.2	3.3	114.3	111.3	2.7
Net Property Income (NPI)	22.1	21.3	3.7	65.9	64.3	2.6
Adjusted NPI (excludes non-cash straight-line rent, lease incentives and amortisation of leasing commissions)	22.7	21.6	5.0	66.8	65.1	2.6
Income Available for Distribution <sup>(1)</sup>	13.1	14.6	(10.7)	39.2	46.2	(15.2)
Adjusted Income Available for Distribution <sup>(2)</sup>	-	-	-	39.2	44.5	(12.0)



Distributable Income for 3Q 2023 was down 10.7% year-on-year to US\$13.1m due to:

- Higher financing cost as a result of rising interest rates.

**Strong balance sheet with significant liquidity**

- Aggregate leverage of 39.1% with no long-term refinancing requirements until Q4 2024.
- Cash and undrawn facilities of US\$106.2m as at 30 September 2023.



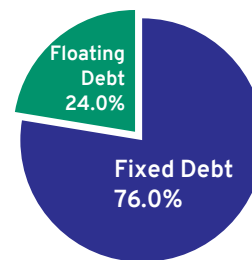
# Stable Financial Position

Prudent capital management with 100% unsecured loans provide greater financial flexibility.  
No long-term refinancing obligation till Q4 2024.

As at 30 September 2023

<b>Total Debt</b>	<ul style="list-style-type: none"> <li>US\$594.9 million of external loans</li> <li>No direct exposure to any US regional bank</li> </ul>
<b>Available Facilities</b>	<ul style="list-style-type: none"> <li>US\$39.8 million of uncommitted revolving credit facility</li> <li>US\$35.3 million of committed revolving credit facility</li> </ul>
<b>Aggregate Leverage<sup>(1)</sup></b>	39.1%
<b>Average Cost of Debt</b> (Excludes amortisation of upfront debt financing costs)	3.95% p.a.
<b>All-in Average Cost of Debt</b> (Includes amortisation of upfront debt financing costs)	4.06% p.a.
<b>Interest Coverage<sup>(2)</sup></b>	3.3 times
<b>Weighted Average Term to Maturity</b>	2.9 years

## Interest Rate Exposure

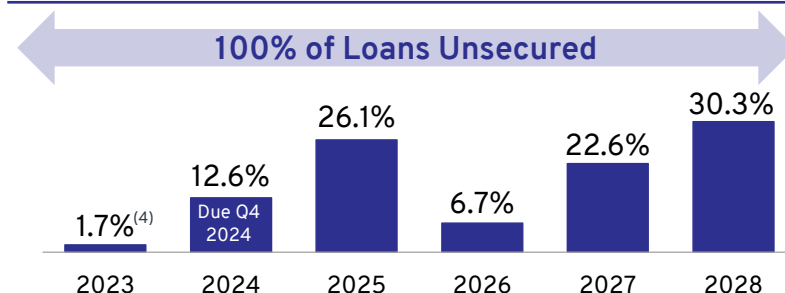


### Sensitivity to SOFR<sup>(3)</sup>

Every + 50bps in SOFR translates to - 0.072 US cents in DPU p.a.

76.0% of the REIT's non-current loans have been hedged through floating-to-fixed interest rate swaps.

## Debt Maturity Profile (as at 30 September 2023)



(1) Calculated as the total borrowings and deferred payments (if any) as a percentage of the total assets.

(2) Interest Coverage Ratio (ICR) disclosed above is computed based on the definition set out in Appendix 6 of the Code on Collective Investment Schemes revised on 16 April 2020. Adjusted ICR is the same as ICR.

(3) Based on the 24.0% floating debt, US\$10.2 million uncommitted revolving credit facility drawn which are unhedged and the total number of Units in issue as at 30 September 2023.

(4) Refers to the US\$10.2m uncommitted revolving credit facilities drawn.

# Quality Portfolio Driven By Tech and Innovation



91.4% Portfolio Committed Occupancy

KORE's strategic presence in key growth markets and its focus on the fast-growing TAMI<sup>(1)</sup>, medical and healthcare sector provides income resilience.

## SEATTLE - BELLEVUE/REDMOND, Washington



**The Plaza Buildings**  
Occupancy: 89.0%



**Bellevue Technology Center**  
Occupancy: 91.2%



**The Westpark Portfolio**  
Occupancy: 96.1%



## NASHVILLE, Tennessee



**Bridge Crossing**  
Occupancy: 100%

## DENVER, Colorado



**Westmoor Center**  
Occupancy: 96.3%



**105 Edgeview**  
Occupancy: 94.6%



## SACRAMENTO, California



**Iron Point**  
Occupancy: 80.9%

## AUSTIN, Texas



**Great Hills Plaza**  
Occupancy: 100%



**Westtech 360**  
Occupancy: 78.0%



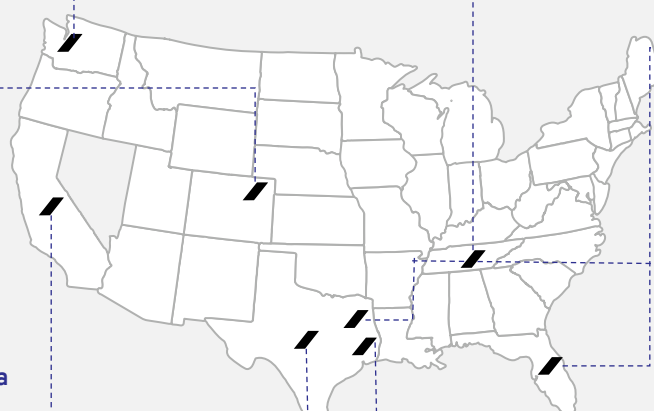
## HOUSTON, Texas



**1800 West Loop South**  
Occupancy: 86.4%



**Bellaire Park**  
Occupancy: 87.3%



## ORLANDO, Florida



**Maitland Promenade I & II**  
Occupancy: 87.7%

## DALLAS, Texas



**One Twenty Five**  
Occupancy: 93.0%



# Steady Income with Visible Organic Growth

**~539,179sf**

Leased spaces for 9M 2023, equivalent to 11.3% of portfolio NLA. Portfolio WALE of 3.6 years<sup>(1)</sup> by CRI.

**~0.4%**

In-place rents are ~0.4% below asking rents.

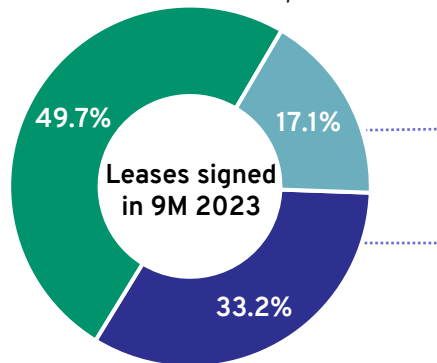
**(0.6%)**

Negative rental reversion for 9M 2023 skewed by Spectrum's renewal/expansion at Maitland Promenade I & II, one of the few buildings where the asking rents are significantly below in-place rents. Adjusted rental reversion excluding Spectrum's lease was positive ~3.9%. **Rental reversion for 3Q 2023 was positive ~3.8%.**

**~2.5%**

Built-in average annual rental escalation across the portfolio.

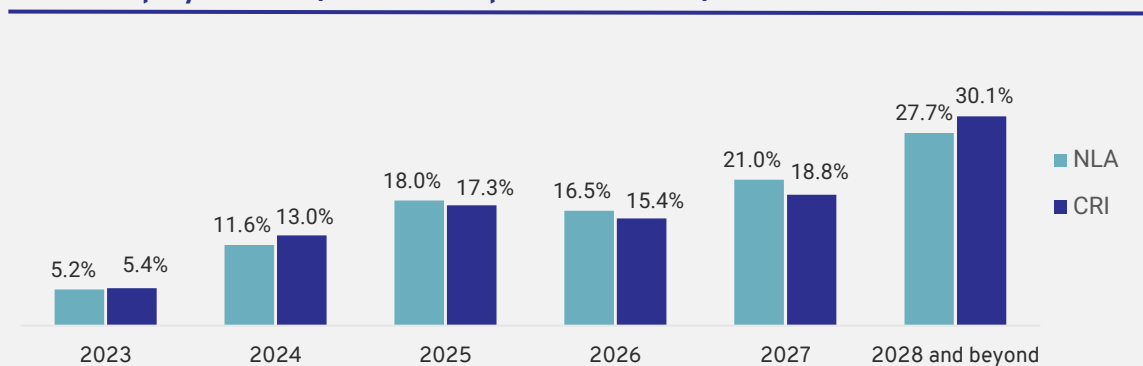
■ New ■ Renewal ■ Expansion



## New leasing demand and expansions from:

TAMI <sup>(2)</sup>	39.6%
Professional Services <sup>(3)</sup>	35.4%
Others	12.4%
Finance and Insurance	8.0%
Medical and Healthcare	4.6%

## Lease Expiry Profile (as at 30 September 2023)



(1) Based on NLA, portfolio WALE was 3.4 years.

(2) TAMI stands for technology, advertising, media, and information.

(3) Professional Services comprises tenants who provide management consulting, legal, real estate, engineering, manufacturing and educational services.

# Resilient Portfolio with Diversified Tenant Composition



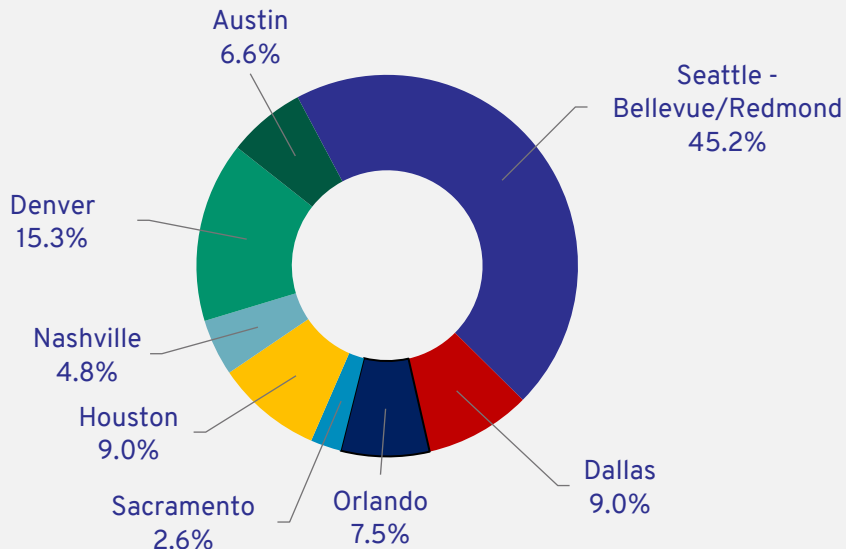
KORE's buildings and business campuses in the tech hubs of Seattle - Bellevue/Redmond, Austin and Denver contribute ~67% of NPI<sup>(1)</sup>



~50% of KORE's portfolio NLA comprises high-quality tenants from the growing and defensive sectors of TAMI, medical and healthcare

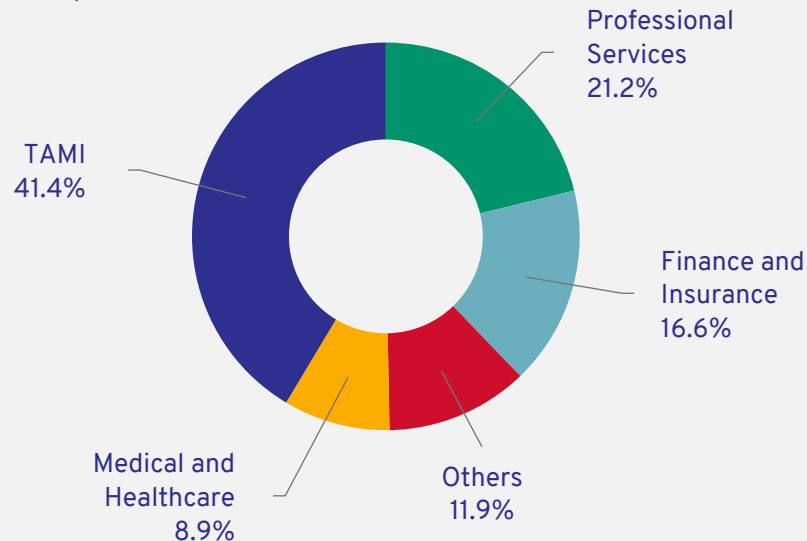
## Geographic Diversification by NPI<sup>(1)</sup>

as at 30 September 2023



## Industry Diversification by NLA

as at 30 September 2023



# Low Tenant Concentration Risk

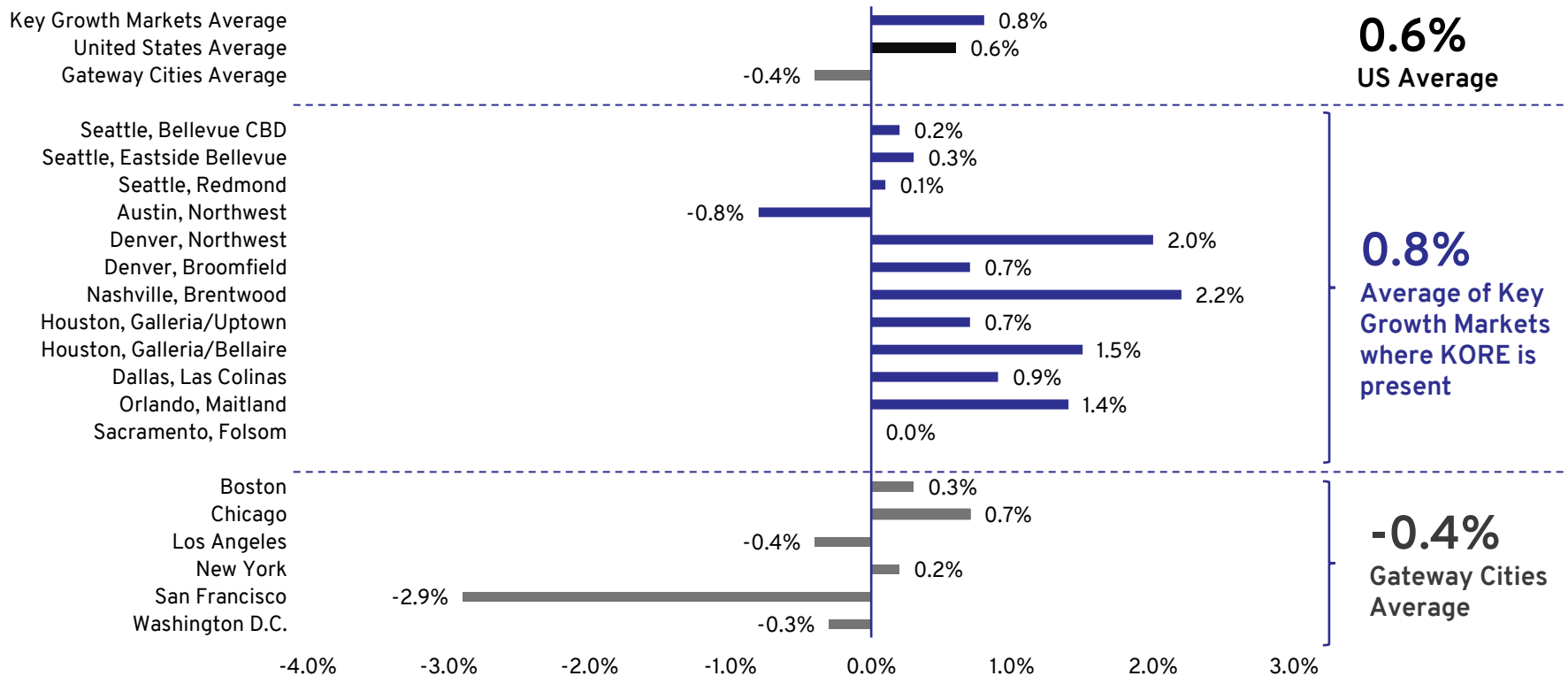
Top 10 Tenants	Sector	Asset	Location	% of CRI
Comdata Inc	TAMI	Bridge Crossing	Nashville	3.5
Ball Aerospace	TAMI	Westmoor Center	Denver	3.3
Lear Cooperation	TAMI	The Plaza Buildings	Seattle – Bellevue/Redmond	2.8
Gogo Business Aviation	TAMI	105 Edgeview	Denver	2.8
Meta	TAMI	The Westpark Portfolio	Seattle – Bellevue/Redmond	2.6
TerraPower	TAMI	Bellevue Technology Center	Seattle – Bellevue/Redmond	2.3
Spectrum <sup>(1)</sup>	TAMI	Maitland Promenade I & II	Orlando	2.1
Zimvie <sup>(2)</sup>	TAMI	Westmoor Center	Denver	2.0
Goldman Sachs Personal Financial Management	Finance & Insurance	One Twenty Five	Dallas	1.7
Bio-Medical Applications	Medical & Healthcare	One Twenty Five	Dallas	1.7
<b>Total</b>				<b>24.8</b>
<b>WALE by NLA</b>				<b>4.8 years</b>
<b>WALE by CRI</b>				<b>4.9 years</b>

**KORE has over 390 tenants with the top 10 tenants contributing only 24.8% of CRI.**



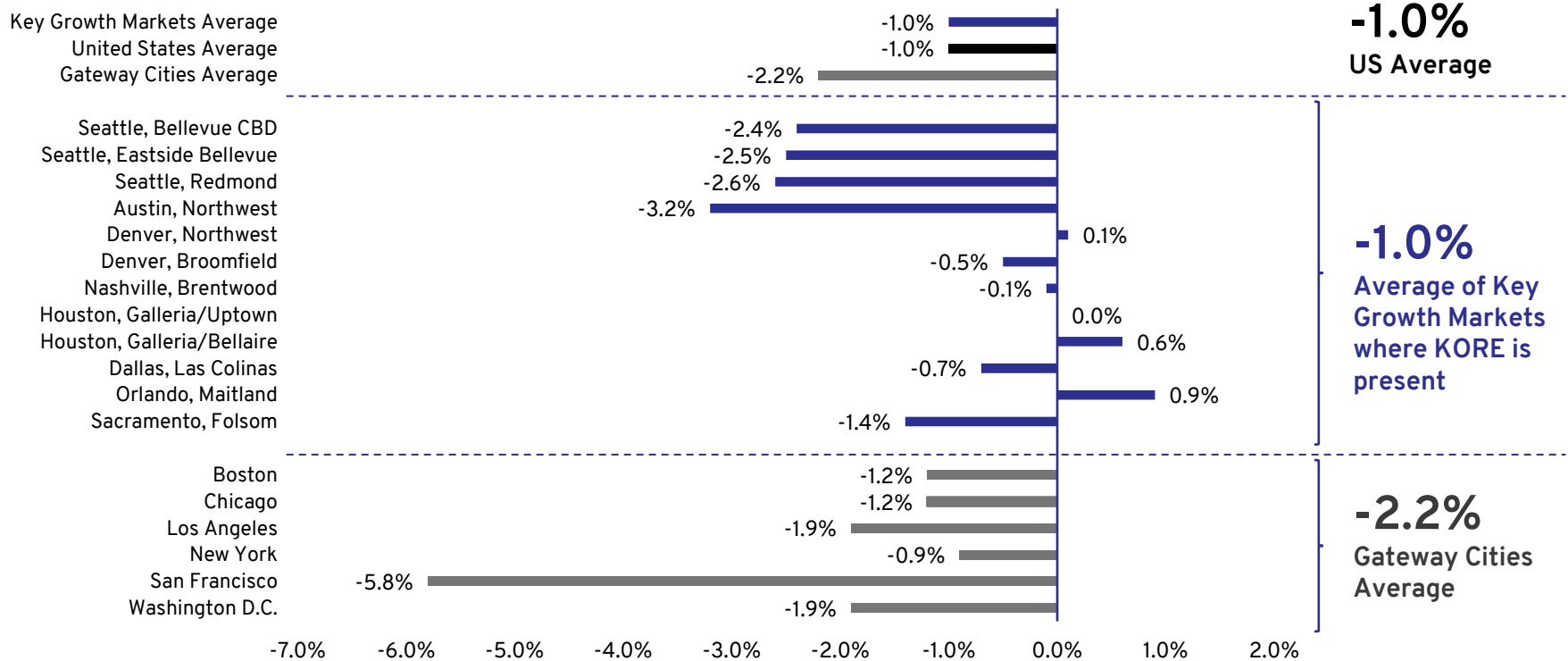
Majority of KORE's top 10 tenants are established TAMI companies, located in the fast-growing technology hubs of Seattle – Bellevue/Redmond, Denver and Nashville.

# Last 12 Months Rent Growth

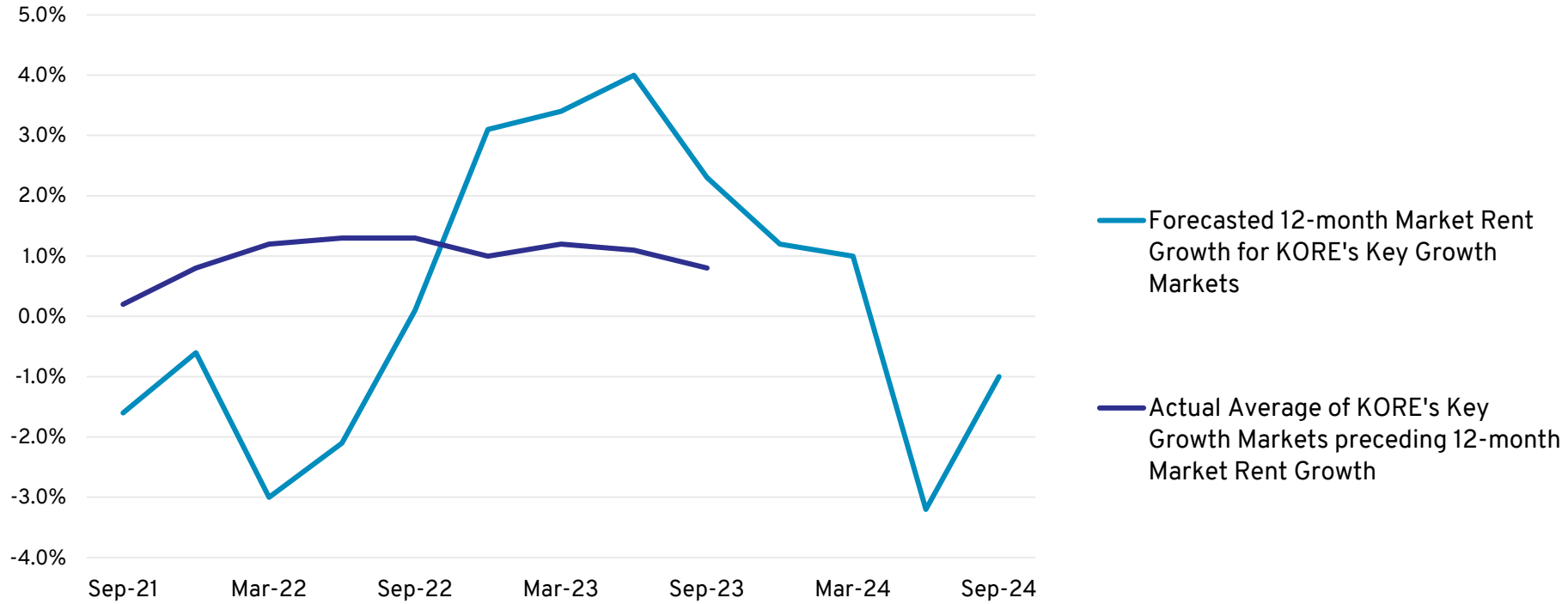




# Projected 12-Month Rent Outlook



# Actual Against Forecasted 12-Month Market Rent Growth

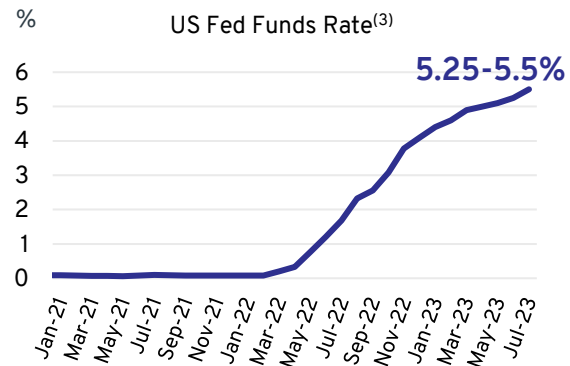
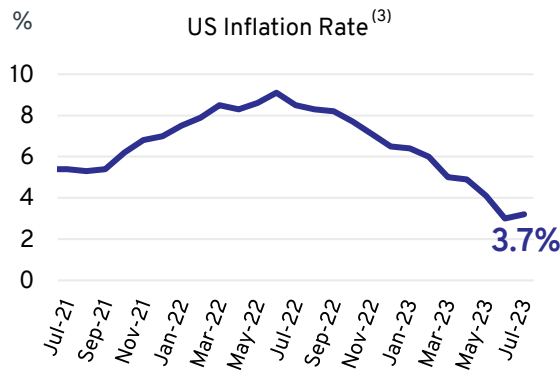
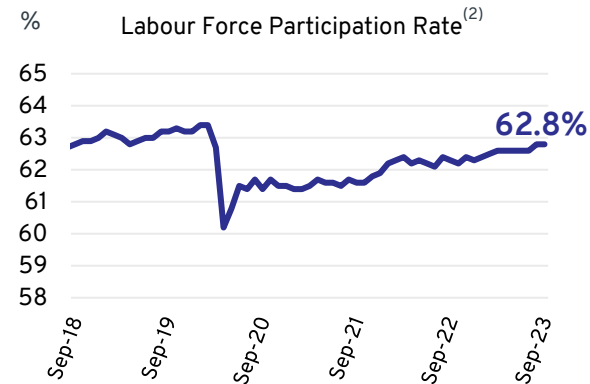
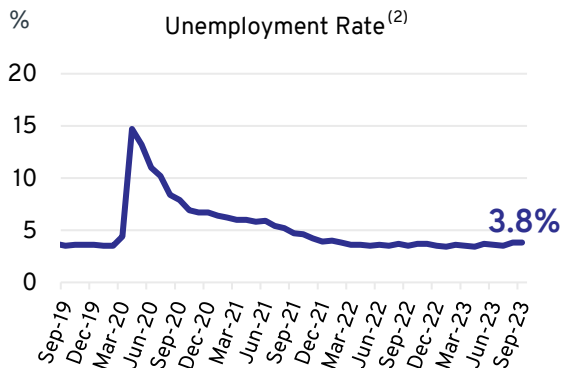


# First Choice Submarkets Outlook

Submarket Property	Property Vacancy Rate (%)	Submarket Vacancy Rate (%)	Last 12M Deliveries (sf'000)	Last 12M Absorption (sf'000)	Under Construction (sf'000)	Last 12M Rental Growth (%)	Projected Rental Growth (%)
<b>Seattle, Bellevue CBD</b> <i>The Plaza Buildings</i>	11.0	9.5	2100	1400	2,625 <sup>(1)*</sup>	0.2	(2.4)
<b>Seattle, Eastside Bellevue</b> <i>Bellevue Technology Center</i>	8.8	5.3	-	(271)	-	0.3	(2.4)
<b>Seattle, Redmond</b> <i>The Westpark Portfolio</i>	3.9	8.4	350	(235)	3,000 <sup>(1)#</sup>	0.1	(2.6)
<b>Austin, Northwest</b> <i>Great Hills Plaza &amp; Westtech 360</i>	0.0 <sup>(2)</sup> & 22.0 <sup>(3)</sup>	22.1	-	(403)	-	(0.8)	(3.2)
<b>Denver, Northwest</b> <i>Westmoor Center</i>	3.7	11.7	-	(231)	33	2.0	0.1
<b>Denver, Broomfield</b> <i>105 Edgeview</i>	5.4	17.3	-	(221)	143	0.7	(0.5)
<b>Nashville, Brentwood</b> <i>Bridge Crossing</i>	-	11.8	-	118	-	2.2	(0.1)
<b>Houston, Galleria/Uptown</b> <i>1800 West Loop South</i>	13.6	30.7	-	(102)	-	0.7	0.0
<b>Houston, Galleria/Bellaire</b> <i>Bellaire Park</i>	12.7	17.6	-	(132)	-	1.5	0.6
<b>Dallas, Las Colinas</b> <i>One Twenty Five</i>	7.0	24.5	456	287	937 <sup>(1)</sup>	0.9	(-0.7)
<b>Orlando, Maitland</b> <i>Maitland Promenade I &amp; II</i>	12.3	14.9	-	(34)	-	1.4	0.9
<b>Sacramento, Folsom</b> <i>Iron Point</i>	19.1	7.5	20	44	53	0.0	(1.4)

# U.S. Economic Updates

- US real GDP increased by 2.1% quarter-on-quarter in 2Q 2023<sup>(1)</sup>, with low unemployment rate of 3.8%<sup>(2)</sup>.
- Annual inflation rate accelerated to 3.7% in August 2023<sup>(3)</sup>, from 3.2% in July, above forecasts of 3.6%.
- US Federal Funds Rate increased to 5.25%-5.5% in Jul 2023<sup>(3)</sup>.
- CBRE expects economic growth to slow in late 2023 with moderate recession continuing into early 2024<sup>(4)</sup>.
- It may take more than 12 months for inflation to subside, according to 43% of NABE survey respondents<sup>(5)</sup>.



(1) U.S. Bureau of Economic Analysis, September 2023.

(2) U.S. Bureau of Labor Statistics, September 2023.

(3) Trading Economics, August 2023.

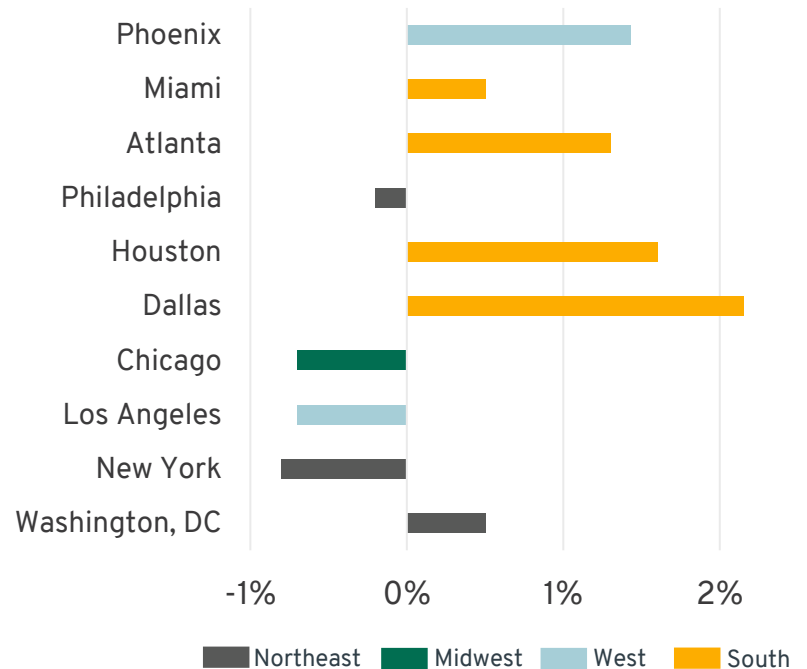
(4) CBRE Research, 2023 U.S. Real Estate Market Outlook Midyear Review, September 2023.

(5) CNBC, As economics point to a 'soft landing' for the U.S. economy, here are 3 financial risks for consumers to watch, August 2023.

# Continued Exodus From America's Gateway Cities

- Most of the gateway cities continue to face a tough future.
  - New York continues to lead the country in population loss and outmigration<sup>(1)</sup> with more than 400,000 people relocated in the last two years.
  - California lost 352 companies from 2018 to 2021 with 207 moving to states that KORE invests in.<sup>(2)</sup>
  - Over the last five years, Chicago lost at least 249,000 people with only New York and San Francisco seeing bigger population declines.<sup>(3)</sup>
  - From 2020 to 2021, gross income losses stemming from people leaving the state were 29.1 billion in California, 24.5 billion in New York and 10.5 billion in Illinois.<sup>(4)</sup>
- Beneficiaries of outmigration of these gateway cities are key growth markets including those where KORE is present.

2021-2022 POPULATION CHANGE AMONG THE TOP 10 LARGEST METRO AREAS AND WASHINGTON, DC<sup>(1)</sup>



(1) Census Bureau, December 2022.

(2) Hoover Institution, Why Company Headquarters Are Leaving California in Unprecedented Numbers, September 2022.

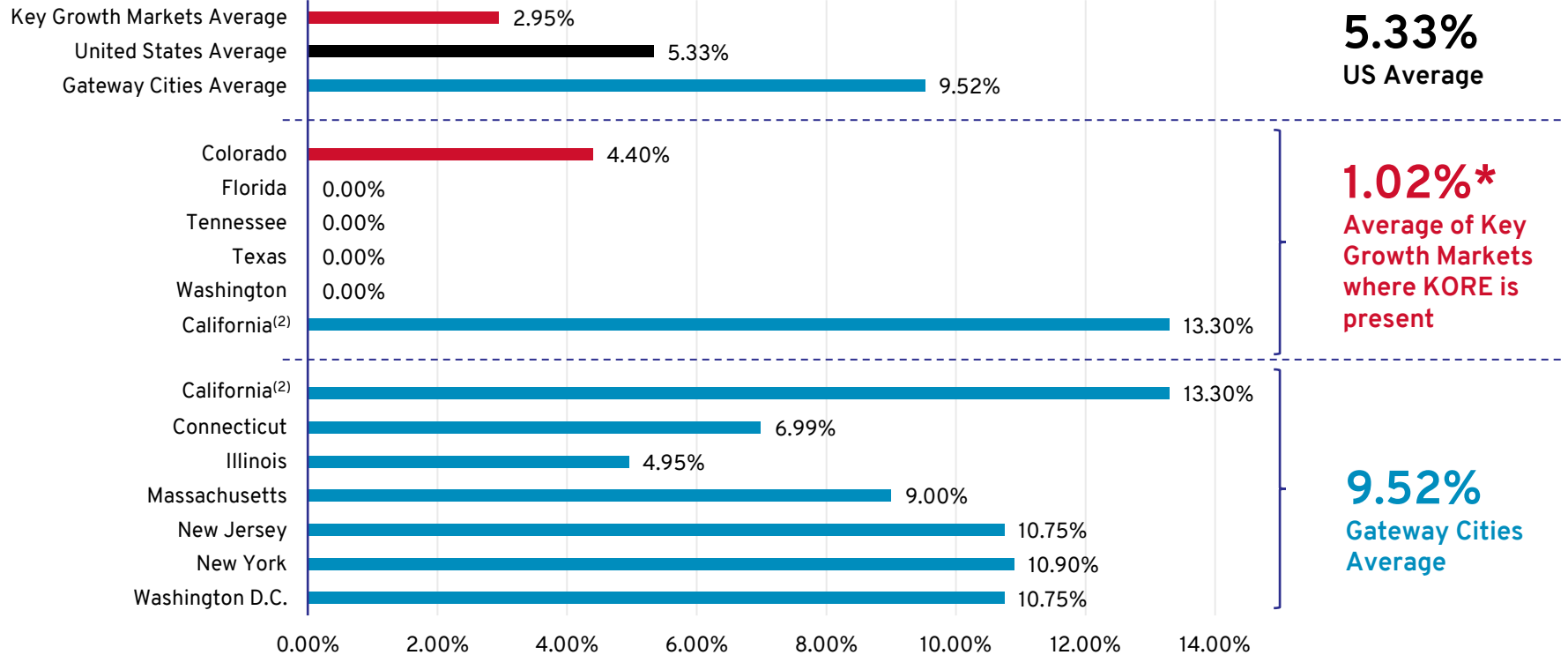
(3) ABC News, Chicago metropolitan area population decline being addressed through revitalization projects, May 2023.

(4) WSJ, The Blue State Exodus Accelerates, April 2023.

# Low State Personal Income Taxes

Individuals are moving to states with zero or low personal income taxes, accelerating population growth

State Individual Tax Rates (as at January 1, 2023)<sup>(1)</sup>



**5.33%**  
US Average

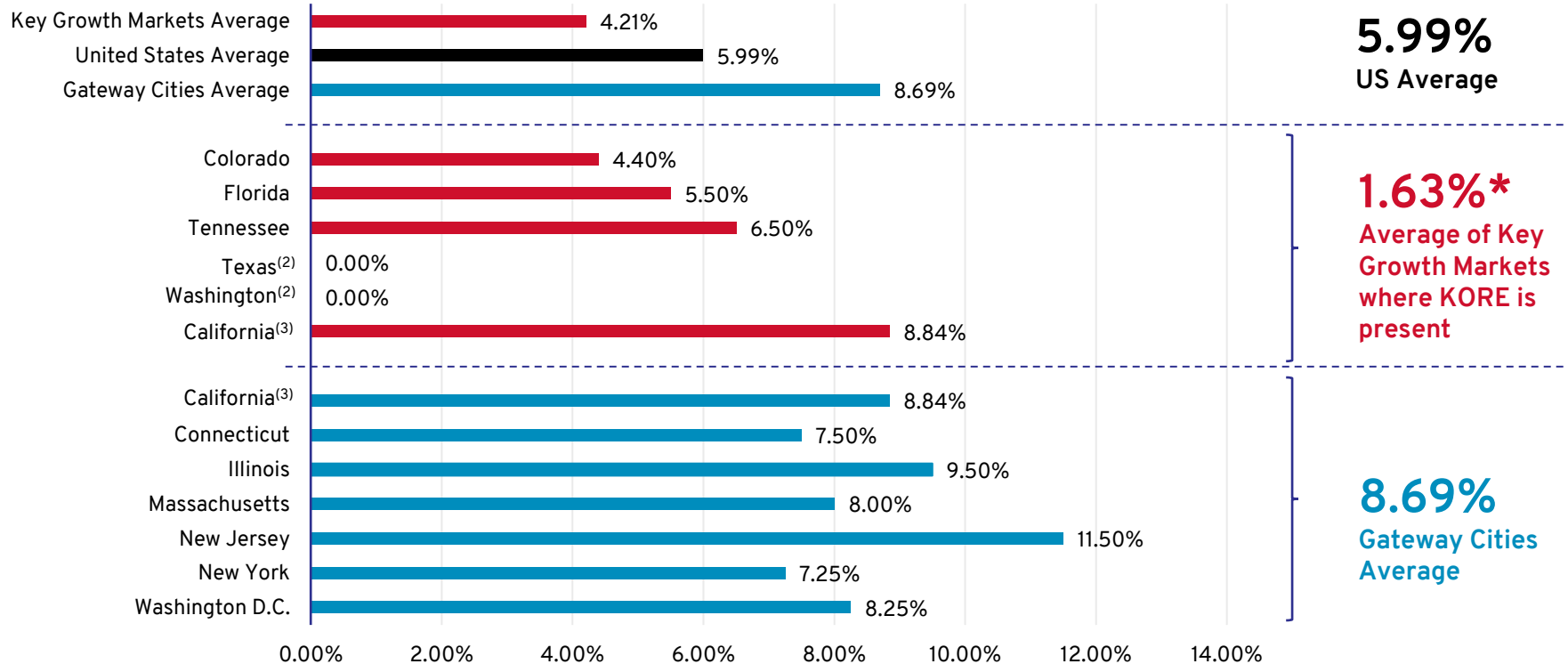
**1.02%\***  
Average of Key Growth Markets where KORE is present

**9.52%**  
Gateway Cities Average

# Low State Corporate Income Taxes

Companies are moving to states with zero or low corporate taxes, accelerating population growth

State Corporate Income Tax Rates (as at January 1, 2023)<sup>(1)</sup>



**5.99%**  
US Average

**1.63%\***  
Average of Key Growth Markets where KORE is present

**8.69%**  
Gateway Cities Average

(1) Tax Foundation's Individual Income Tax Rates and Brackets for 2023, based on top marginal individual income tax rates.

(2) Texas and Washington do not have a corporate income tax but do have a gross receipts tax.

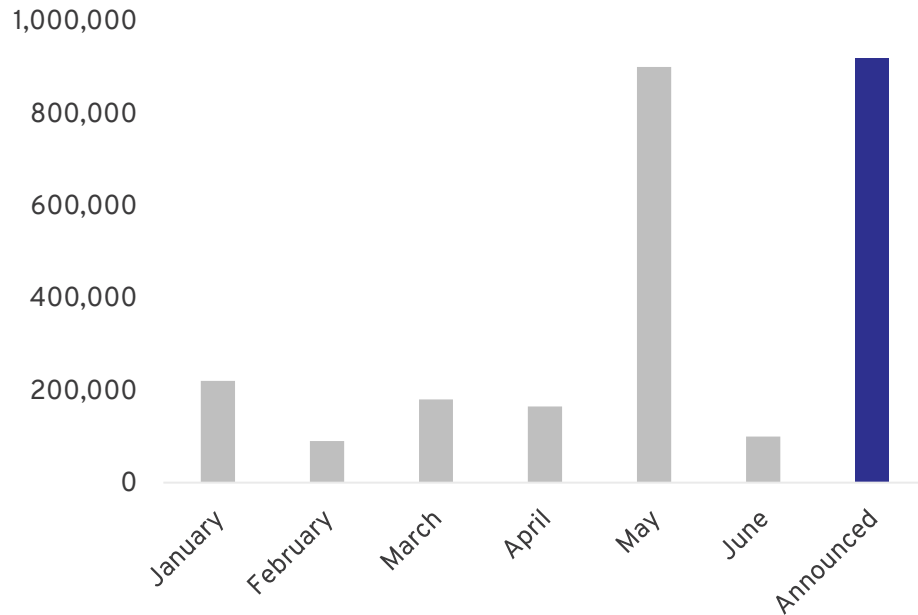
(3) The state of California encompasses the key growth city of Sacramento and the gateway cities of Los Angeles and San Francisco.

\* Weighted by Net Property Income.

# Continuation of a wave of return-to-office mandates

- Most firms adopting hybrid work with minimum of three days in office per week emerging as common standard<sup>(1)</sup>.
- In an analysis of 50 U.S. metros, Oxford Economics projects that office job growth will be focused on **sunbelt cities** <sup>(1)</sup>.
- Ten largest technology tenants in the U.S. now all have some form of concrete hybrid attendance policy<sup>(2)</sup>.
  - Zoom has implemented new policy to get employees to return to the office<sup>(3)</sup>.
  - Amazon implemented a relocation requirement, asking employees to move to regional hubs to be with their team.
  - Prominent insurance companies, law firms, banks and telecom companies were among the multitude of employers who shifted their policies in favor of more office-centric attendance in Q2 2023.

U.S. employees subject to newly effective return-to-office mandates <sup>(2)</sup>



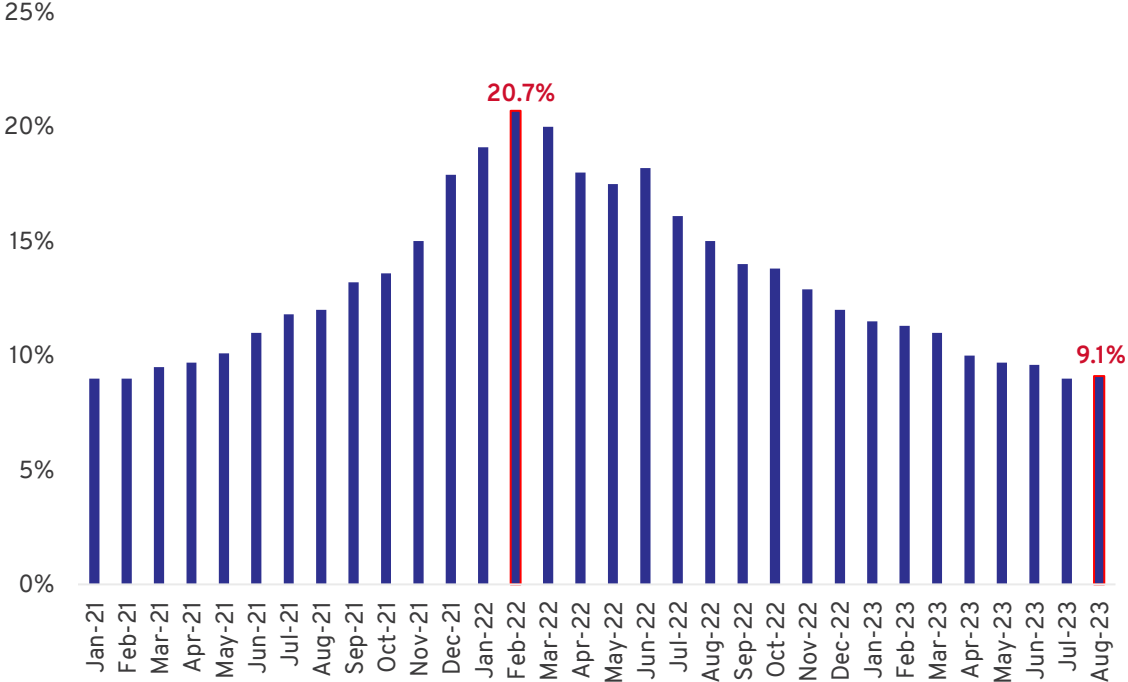
*Note: The above total reflects return to office mandates that have been disclosed publicly and do not reflect mandates from smaller companies or announcements that did not garner public attention.*



# Remote positions decline to lowest share of new job postings in three years

- Office leasing volume saw an uptick nationally, growing 11.6% to 41.9 million sq ft of transactions signed in Q2 2023<sup>(1)</sup>.
- Companies are pivoting away from hiring remote-based positions.
  - The share of LinkedIn job postings listed as remote has declined to 9.1%, less than half the share of jobs listed as remote in early 2022<sup>(2)</sup>.
- Widespread remote work has been attributed to lagging productivity and innovation.
- As labor markets have softened, executives have increased leverage to encourage or mandate greater office attendance over the course of 2023<sup>(2)</sup>.

Remote share of LinkedIn job postings<sup>(2)</sup>



(1) JLL, U.S. Office Outlook, July 2023.  
 (2) JLL Research, LinkedIn Economic Graph, September 2023.

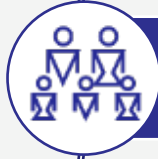
**First choice  
US office S-REIT  
focused on the  
fast-growing  
TAMI, medical and  
healthcare sectors  
across key growth  
markets in the U.S.**



Strategic presence in some of the fastest growing states in the U.S.



Exposure to the fast-growing TAMI, medical and healthcare sectors provides income resilience.



Highly diversified portfolio with low tenant concentration risk.



Resilient operating metrics with built-in average rental escalations for further organic growth.



Stable financial position to continue pursuing opportunities in key growth markets with a tech, medical and healthcare focus.

# Thank You

For more information,  
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FTSE EPRA Nareit Developed Index,  
FTSE Global Small Cap Index



iEdge SG ESG  
Indices



CarbonCare Asia Pacific  
Green REIT Index

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# Additional Information

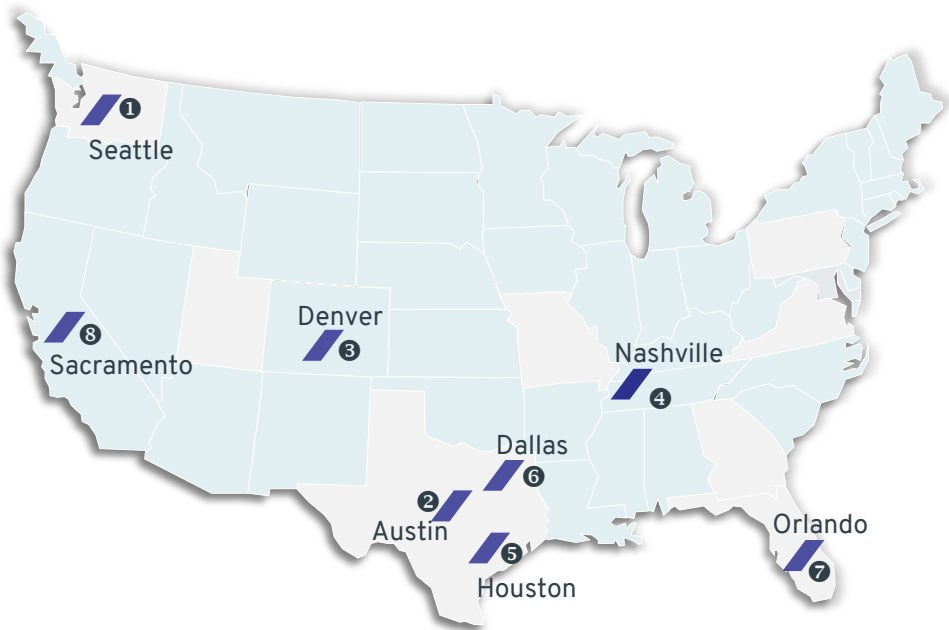
*The Plaza Buildings  
Seattle, Washington*





# KORE's Presence in Key Growth Markets

- Low or no taxes
- Better cost of living
- Employment opportunities
- Attractive lifestyle and culture

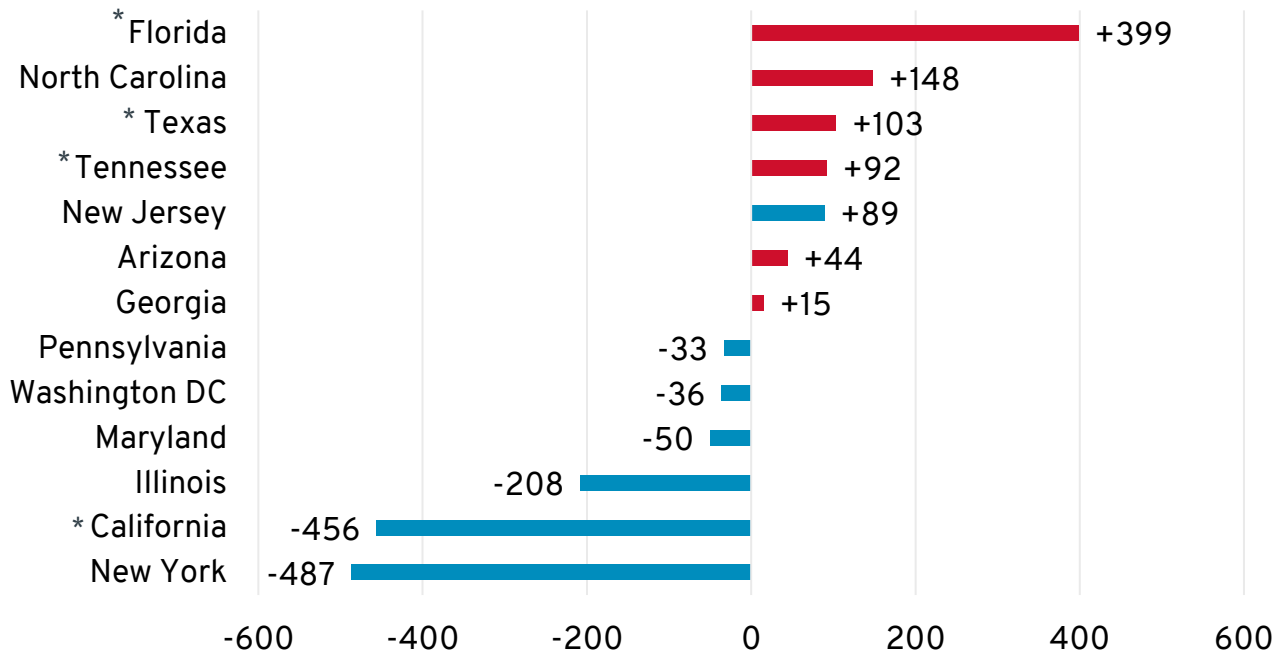


1	Seattle, Washington	<ul style="list-style-type: none"> <li>❖ The Plaza Buildings</li> <li>❖ Bellevue Technology Center</li> <li>❖ The Westpark Portfolio</li> </ul>			#17
2	Austin, Texas	<ul style="list-style-type: none"> <li>❖ Westtech 360</li> <li>❖ Great Hills Plaza</li> </ul>			#4
3	Denver, Colorado	<ul style="list-style-type: none"> <li>❖ Westmoor Center</li> <li>❖ 105 Edgeview</li> </ul>			#16
4	Nashville, Tennessee	<ul style="list-style-type: none"> <li>❖ Bridge Crossing</li> </ul>			#1
5	Houston, Texas	<ul style="list-style-type: none"> <li>❖ 1800 West Loop South</li> <li>❖ Bellaire Park</li> </ul>			#14
6	Dallas, Texas	<ul style="list-style-type: none"> <li>❖ One Twenty Five</li> </ul>			#2
7	Orlando, Florida	<ul style="list-style-type: none"> <li>❖ Maitland Promenade I &amp; II</li> </ul>			#13
8	Sacramento, California	<ul style="list-style-type: none"> <li>❖ Iron Point</li> </ul>			

(1) Emerging trends in Real Estate 2023 by PwC and the Urban Land Institute (ULI).  
 (2) Ranking based on overall real estate prospects.

# Business Migrations To The South

Net migration of businesses across the United States, 2021<sup>(1)</sup>



- Suburban properties continue to attract the most capital.
  - In 1Q 2023, US\$8.1 billion was placed in suburban assets, compared to US\$2.6 billion in CBD locations<sup>(2)</sup>.
- Performance and demand differentials between suburban and gateway cities expected to widen as tenants seek out optimal work experience.
- Texas saw a spike in headquarter relocations, more than half of which came from California<sup>(1)</sup>.

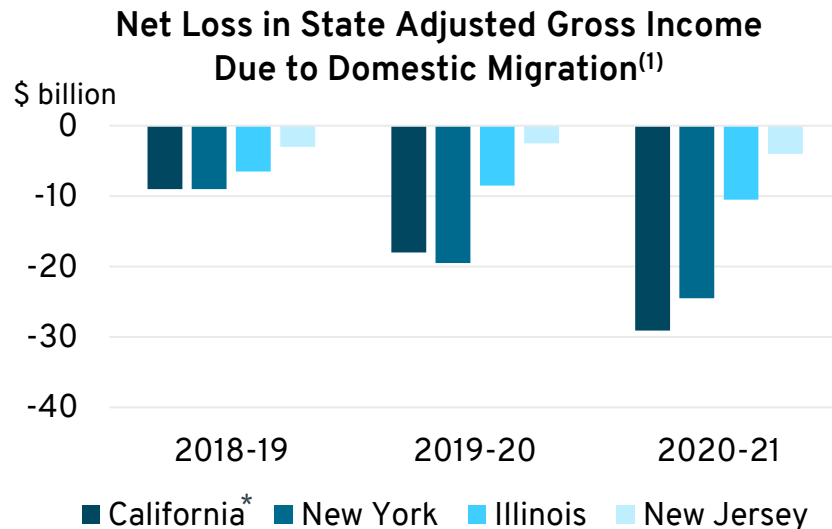
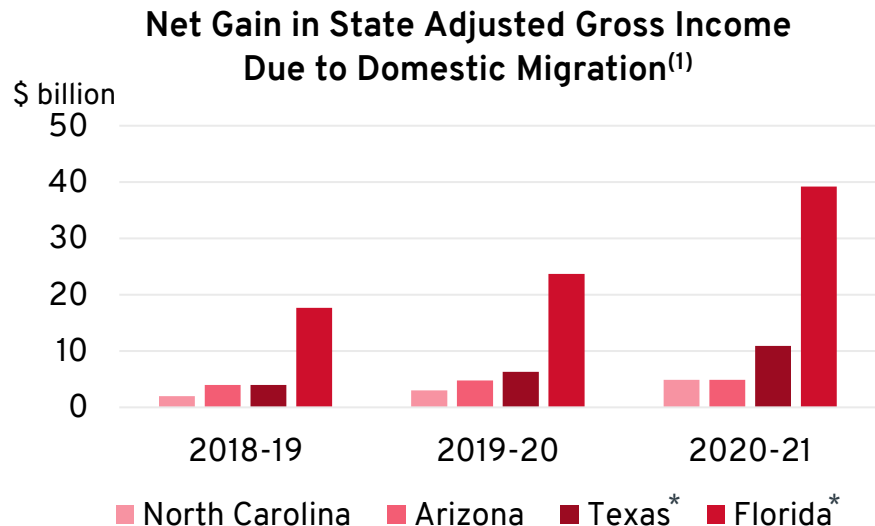
(1) U.S. Bureau of Labor Statistics, June 2023.

(2) Colliers, U.S. Office Fundamentals Continue to Weak in Q1 2023, June 2023.

\* States where KORE has presence in.

\*\* The data only tracked single-establishment firms, which does not take into account the gain and losses from the movement of large firms and headquarters (ie. Citadel, Boeing and Caterpillar).

# Blue States Losing Taxpayers and Income

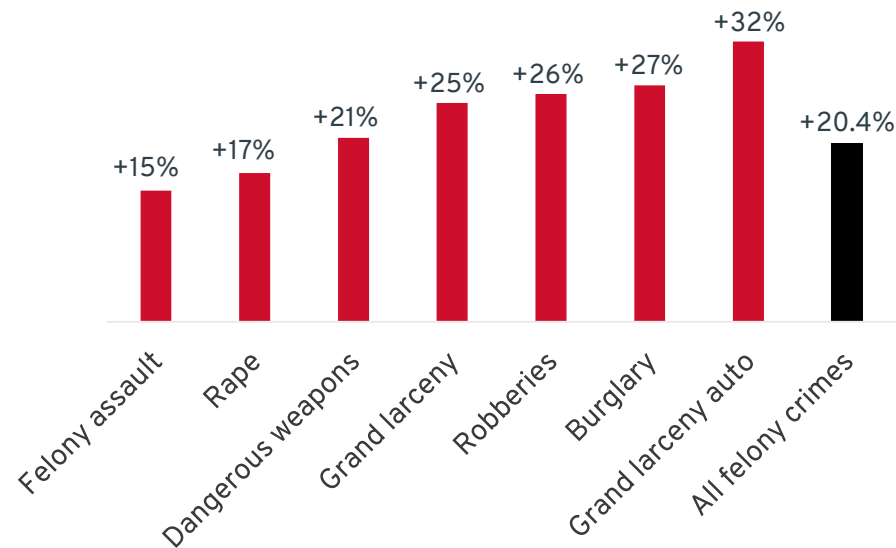


- Average private hourly earnings between Mar 2022 and Mar 2023 outpaced inflation in Texas (6%) and Florida (6.4%), but not in Illinois (1.4%), New York (2.7%) and California (3.2%).
- Real wages in blue states declined 2% to 3%.

# New York City Record High Levels of Felony Crimes in 2022

- More than 170,000 felony crimes were reported in 2022 – the most since 2006, when such statistics became publicly available<sup>(1)</sup>.
  - 172,852 felonies reported in 2022.
  - Increase of 20.4% from 2021 – 143,522 felonies lodged.
  - Subway attacks are contributing to a perception of the increasing crime rate in the city.
- Executives who want workers to return to the office are reluctant because of the high crime rate<sup>(2)</sup>.
  - CEOs have decided to move their headquarters.
  - Goldman Sachs CEO is sensitive to the fears about crime.

**Rise in felony crimes in New York City**  
**(2021 to 2022)<sup>(1)</sup>**





# Spike In Firms Leaving Chicago Traced Back To 2020

- Number of people leaving Chicago continues to grow<sup>(1)</sup>.
  - Over the last five years, more people left than moved in (net loss of at least 249,000 people).
  - Only New York and San Francisco saw bigger population declines.
- Experienced 78% increase in commercial vacancies in 2020, compared to 2019<sup>(2)</sup>.
- Chicago ranks second highest for combined state and local sales tax.
- Large firms no longer feel safe doing business in Chicago due to high crime rate.
  - Billionaire Ken Griffin decided to move Citadel's headquarters from Chicago to Miami, citing the unsafe environment.
  - McDonald's headquarters remain in Chicago. However, the CEO criticised the city for crime<sup>(3)</sup>.
  - With large firms leaving the state, job opportunities are reduced, and people are less incentivised to stay.

## List of companies that moved out of Chicago<sup>(2)</sup>

Tyson Foods

Boeing

Caterpillar

Citadel

Old Navy

Walgreens

# Deteriorating Situation in Downtown San Francisco

- San Francisco shaken by organised crime.
- Residents are calling on authorities to address the increasingly dangerous situation.
- The city has become associated with images of sprawling homeless encampments and open-air drug markets<sup>(1)</sup>.

## List of reasons cited from retailers who have left San Francisco<sup>(2)</sup>

1. Unsafe conditions for customers, retailers and employees, preventing economic recovery of the area.
2. High rent.
3. Theft and raiding.
4. Many homeless people hanging around, acting dangerously.

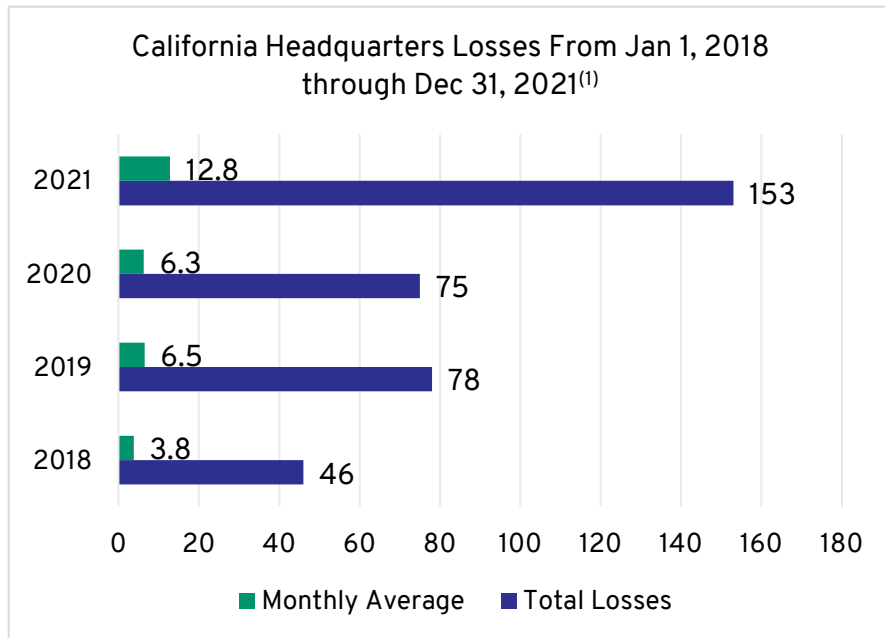
## Union Square Area Store Closures Since 2020<sup>(3)</sup>

Date announced	Store
May 2023	Nordstrom
March 2023	Amazon Go
January 2023	Banana Republic
February 2022	Crate & Barrel
January 2022	Abercrombie & Fitch
August 2021	Disney
February 2021	Uniqlo
November 2020	H&M
August 2020	Gap

# California's Business Exits

California lost a total of 352 headquarters in the period January 1, 2018 through December 31, 2021

- Los Angeles and San Francisco counties have experienced the highest number of relocations, several to growth markets where KORE is present.

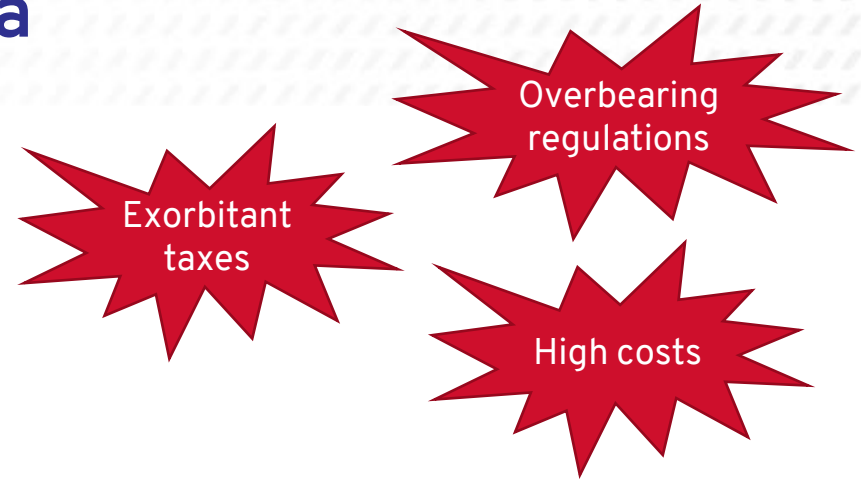


Fortune 1,000 Headquarters that left California, 2018 - 2021<sup>(1)</sup>

Company	California Location	Destination	2022 Fortune Ranking
McKesson Corp	San Francisco	Texas > Irving/ Las Colinas	9
Tesla	Santa Clara	Texas > Austin	65
Oracle	San Mateo	Texas > Austin	91
Hewlett Packard Enterprise (HPE)	Santa Clara	Texas > Houston	123
CBRE Group	Los Angeles	Texas > Dallas	126

# Relocations Out of California

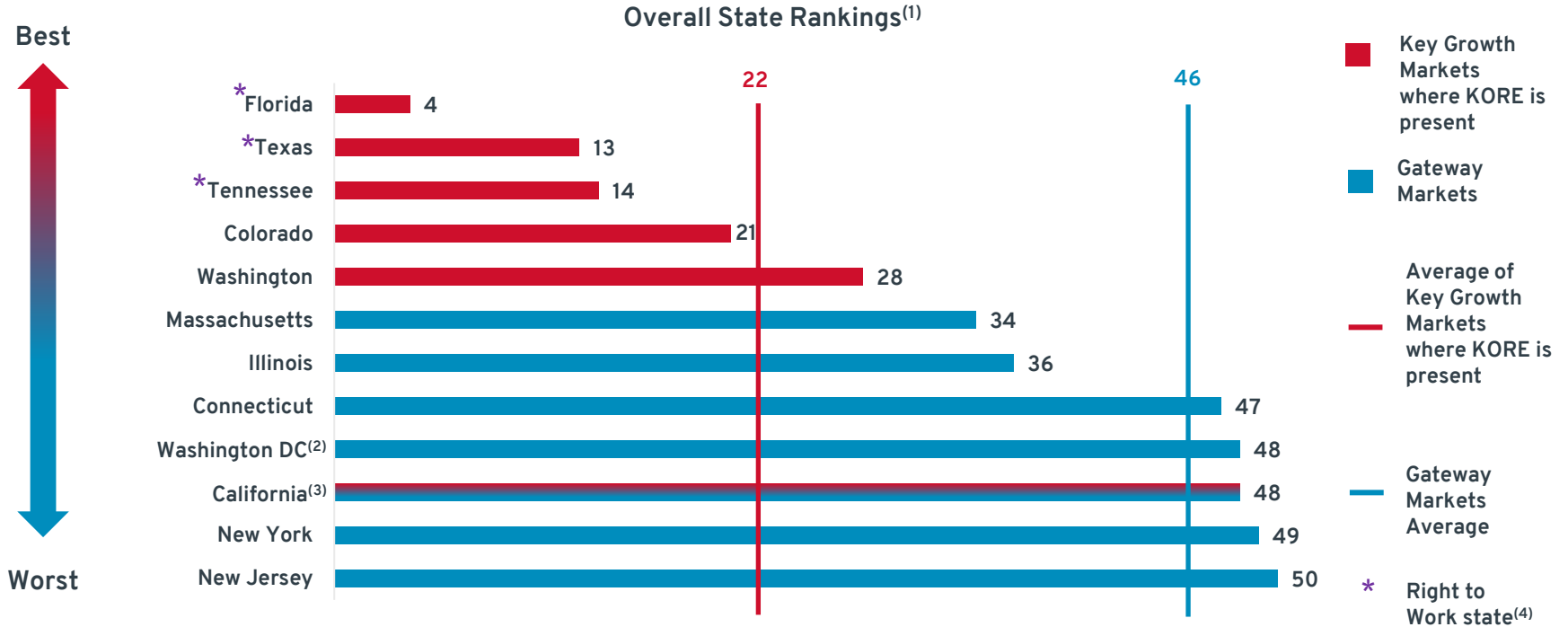
Top 10 states for California relocations <sup>(1)</sup>		
Rank	State	Known Relocations
1	Texas	132
2	Tennessee	31
3	Nevada	25
4	Florida	24
5	Arizona	21
6	Colorado	20
7	North Carolina	13
8	Ohio	7
9	Georgia	5
	Kentucky	5
	Virginia	5
10	Indiana	4
	Missouri	4
	Michigan	4
	Arkansas	4
	Utah	4



- High cost of buildings are driving large corporations away from California.
- Housing affordability crisis another reason for the shrinking population.
- These states, several of which KORE is already present in, are popular relocation destinations due to their low taxes and lower cost-of-living.

# 2023 Rankings for Overall State Taxes

Lower overall tax rates in KORE's key growth markets vs gateway cities



Note: A rank of 1 is best, 50 is worst.

(1) Tax Foundation's 2023 State Business Tax Climate Index.

(2) DC's score and rank do not affect other states.

(3) The state of California encompasses the key growth city of Sacramento and the gateway cities of Los Angeles and San Francisco.

(4) Right to work states indicate that there are laws that allow residents to work without being forced to join a union or pay union fees.

# 2022 Sustainability Achievements

Execute sound fiscal and asset management strategy to drive growth and long-term value for Unitholders

## ENVIRONMENTAL STEWARDSHIP

- ✓ Established a dedicated **Board ESG Committee**
- ✓ Progressive implementation of **Taskforce on Climate-related Financial Disclosures (TCFD)** recommendations
- ✓ Installation of **needlepoint bipolar ionisation** systems to **reduce pollutants** for tenant health and safety

## PEOPLE & COMMUNITY

- ✓ Together with Keppel Capital, contributed **>1000 community hours**
- ✓ **Female Directors** represent **33.3% of the Board**
- ✓ Diverse by **nationality, ethnicity and business experience**
- ✓ Provide safe and healthy environment for all stakeholders
- ✓ Achieved **21.2 training hours** per employee

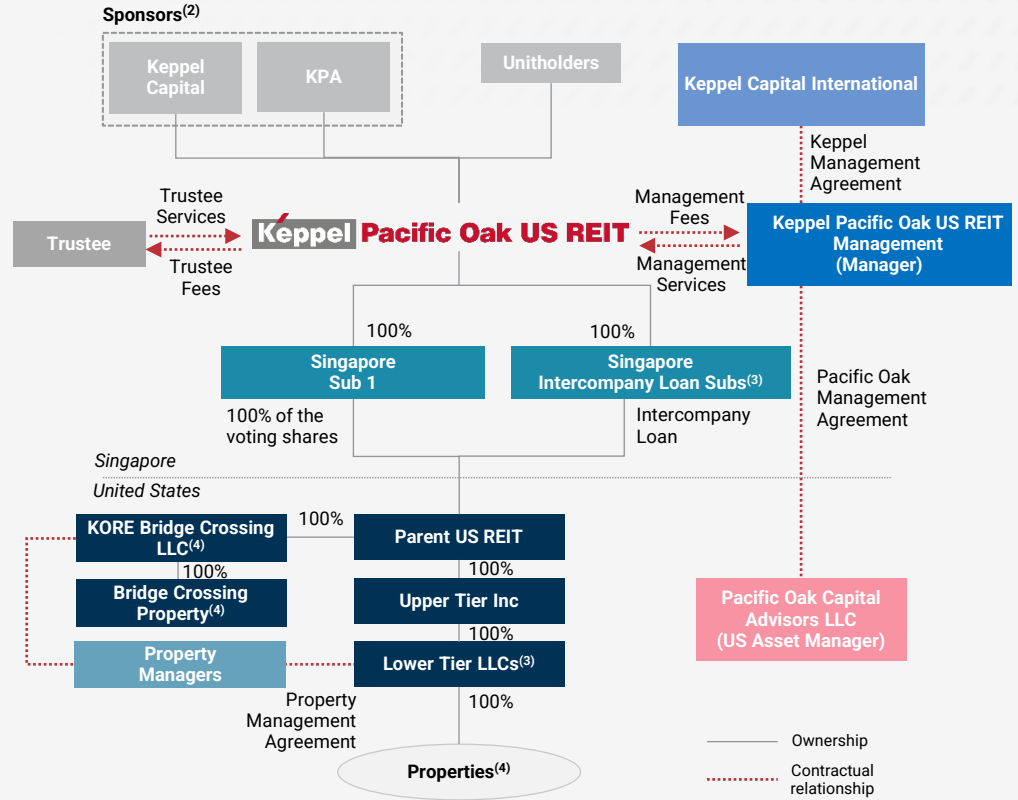


## RESPONSIBLE BUSINESS

- ✓ Maintain **high standards of ethical business conduct and compliance best practices**
- ✓ **> 1000** engagements with analysts and institutional investors in 2022
- ✓ Upgraded from **'BBB'** to **'A'** rating in the **MSCI ESG Ratings Assessment**
- ✓ Ranked **2<sup>nd</sup>** in the **Governance Index for Trusts (GIFT)** and **9<sup>th</sup>** in the **Singapore Governance and Transparency Index (SGTI)** under the REITs and Business Trusts category

# Trust Structure

- ✓ No withholding tax in relation to Section 1446(f)<sup>(1)</sup>
- ✓ Tax-efficient structure for holding US properties
  - No US corporate tax (21%) and US withholding tax (30%)
  - No Singapore corporate tax (17%) and Singapore withholding tax (10%)
  - Subject to limited tax
- ✓ Leverage Sponsors' expertise and resources to optimise returns for Unitholders
- ✓ Alignment of interests among Sponsors, Manager and Unitholders



(1) Keppel Pacific Oak US REIT (KORE) announced that the US withholding tax under Section 1446(f) of United States Internal Revenue Code should not apply to non-US Unitholders of KORE. For more details, please refer to the announcement dated [1 January 2023](#).

(2) Keppel Capital holds a deemed 7.2% stake in KORE. Pacific Oak Strategic Opportunity REIT, Inc. (KPA entity) holds a 6.1% stake in KORE. KPA holds a deemed interest of 1.1% in KORE, for a total of 7.2%.

(3) There are four wholly-owned Singapore Intercompany Loan Subsidiaries extending intercompany loans to the Parent US REIT.

(4) Bridge Crossing Property is held under KORE Bridge Crossing LLC, which in turn is held directly under Parent US REIT. The other properties in the portfolio are held under the various Lower Tier LLCs respectively.

# Strong Sponsors: Keppel and KORE Pacific Advisors



- A **global asset manager and operator** with strong expertise in **sustainability-related solutions** spanning the areas of **infrastructure, real estate and connectivity**
- Operates in **more than 20 countries**, providing critical infrastructure and services for renewables, clean energy, decarbonization, sustainable urban renewal and digital connectivity
- **US\$36.6 billion<sup>(1)</sup>**  
Global assets under management as at end-2022



- Established **commercial real estate investment manager** in the US
- **Over 20 markets**  
High quality commercial, single-family, multi-family, hospitality real estate portfolio across the US
- **US\$4.0 billion**  
Assets under management as at end-2022